

# Randall School Planned Unit Development (PUD) Modification @ Square 643-S, Lot 801

Mixed-Use Development

65 Eye Street, Southwest, Washington, DC

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Referred by the Zoning Commission of the District of Columbia

Approval of Report to Zoning Commission

Web Posting

**Commission meeting date:** February 6, 2014

**NCPC review authority:** Advisory - 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

**Applicant request:** Approval of report to the Zoning Commission of the District of Columbia

**Delegated / consent / open / executive session:** Delegated

**NCPC Review Officer:** C. Kelly

**NCPC File number:** ZC 07-13D

**Project summary:**

On May 31, 2013, the Office of Zoning received an application from TR SW 2, LLC ("Applicant") on behalf of the Trustees of the Corcoran Gallery of Art, the owner of Lot 801 in Square 643-S, requesting modification to the approved planned unit development (PUD) for the property.

The property (115,724 square feet) is currently improved with the former Randall Junior High School, which is a historic landmark. The original 1906 Randall School building and its two flanking wings, dating from 1927, will be retained, rehabilitated and incorporated into the new development. The new development will provide a museum of contemporary art, approximately 550 residential units, retail and service uses, and one level of underground parking (200 spaces). The proposed project will contain approximately 499,843 square feet of gross floor area (4.32 FAR) and constructed to a maximum height of 110 feet. The museum and related uses will comprise approximately 40,000 square feet of gross floor area (0.35 FAR) of the total project, with another 5,000 square feet of art-related space in the cellar area. Approximately 16,000 square feet of gross floor area will be devoted to retail and service uses (0.13 FAR) of the total project. The remaining 443,843 square feet of gross floor area (3.83 FAR) will be devoted to residential uses.

The museum and arts-related uses will occupy the renovated Randall School buildings, as well as a new wing behind the main, central portion of the historic landmark. The residential portion of the development will be located in the remaining portions of the new building. The previously approved PUD, which included a map amendment to the C-3-C Zone District, allows a density of 4.32 FAR (approximate 499,843 square feet of gross floor area), 76,043 square feet of gross floor area for the Corcoran College of Art and Design, and the remaining area for residential uses (approximately 440-490 units). The current approved PUD allows a maximum building height of 100 feet.

The Zoning Commission is scheduled to consider proposed action at their January 27, 2014 public meeting.

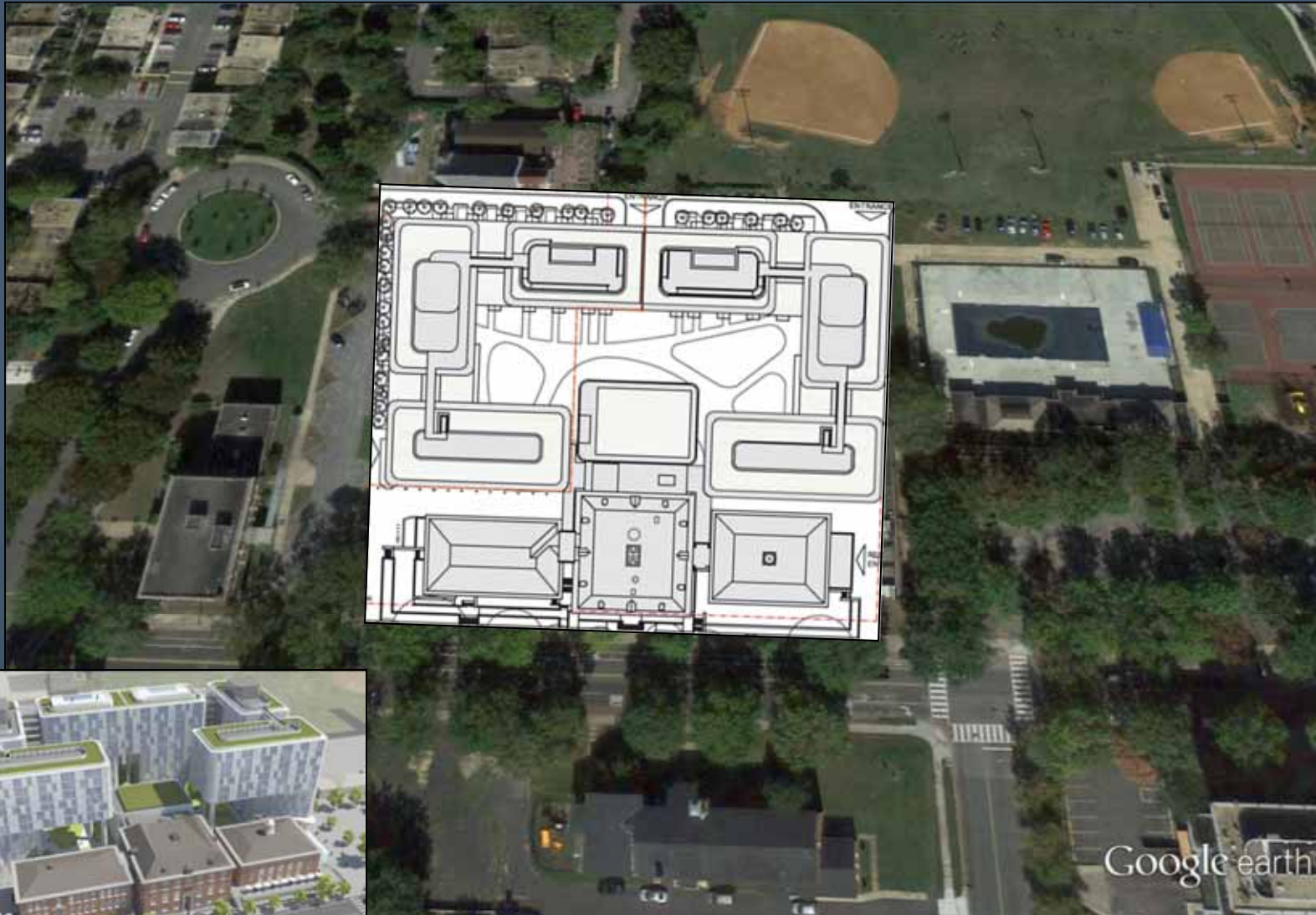
# Project Location





## Existing Conditions







## Previous Approved Development (2008)



# PUD Comparison

	Approved PUD	Proposed Modification
PUD-Related Zoning	C-3-C	No change
Site Area	115,724 sf	No change
FAR	4.32 (499,843 sf) – Total 0.66 ( 76,043 sf) – Arts related uses* 3.66 (423,800 sf) – Residential	4.32 (499,843 sf) – Total 0.34 ( 40,000 sf) – Arts related uses** 3.84 (443,843 sf) – Residential 0.14 ( 16,000 sf) – Retail
Residential Units	440 – 490 total 88 – 98 affordable (20%)	550 total 110 affordable (20%)
Vehicular Parking	390 – 470 Total 330 – 410 Residential 60 Non-residential	206 Total (No breakdown given by use.)
Height	100'	110'

\* 100,000 total arts uses – only 76,043 counts toward FAR  
 \*\* 45,000 total arts uses – only 40,000 counts toward FAR

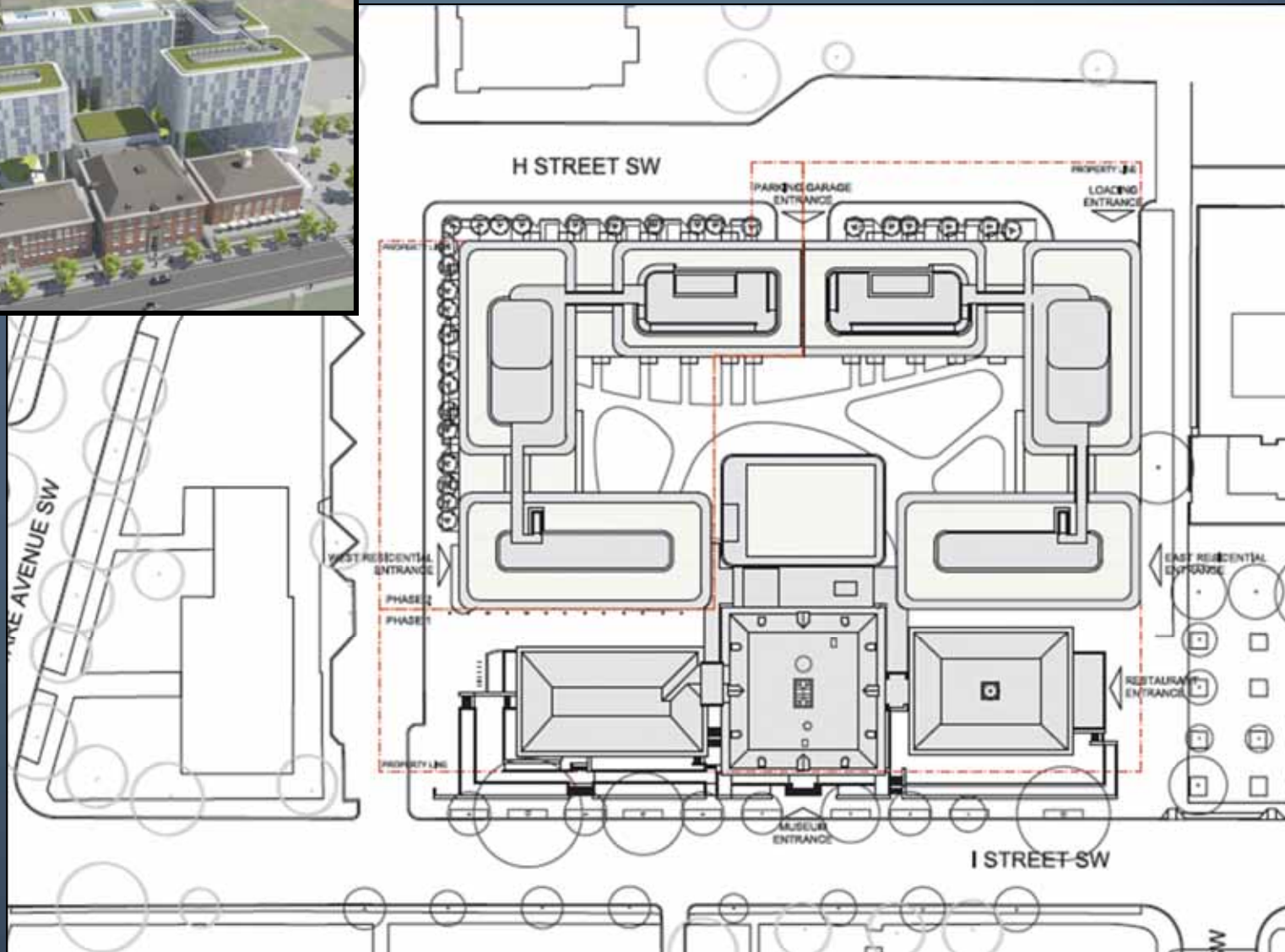


2008 approved



2014 proposal

## Current Proposal – *Future Plans*





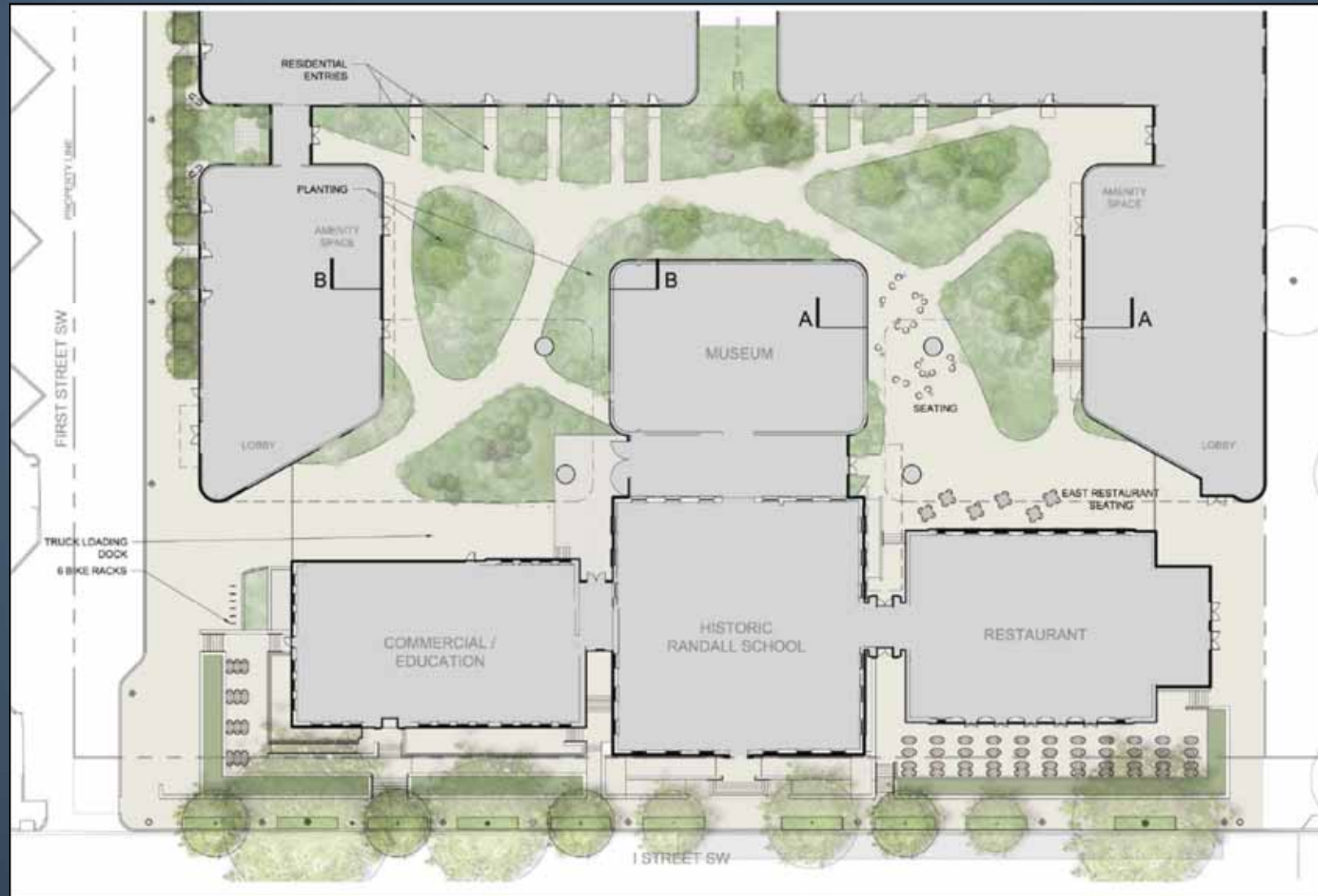
## Current Proposal – *Future Plans*



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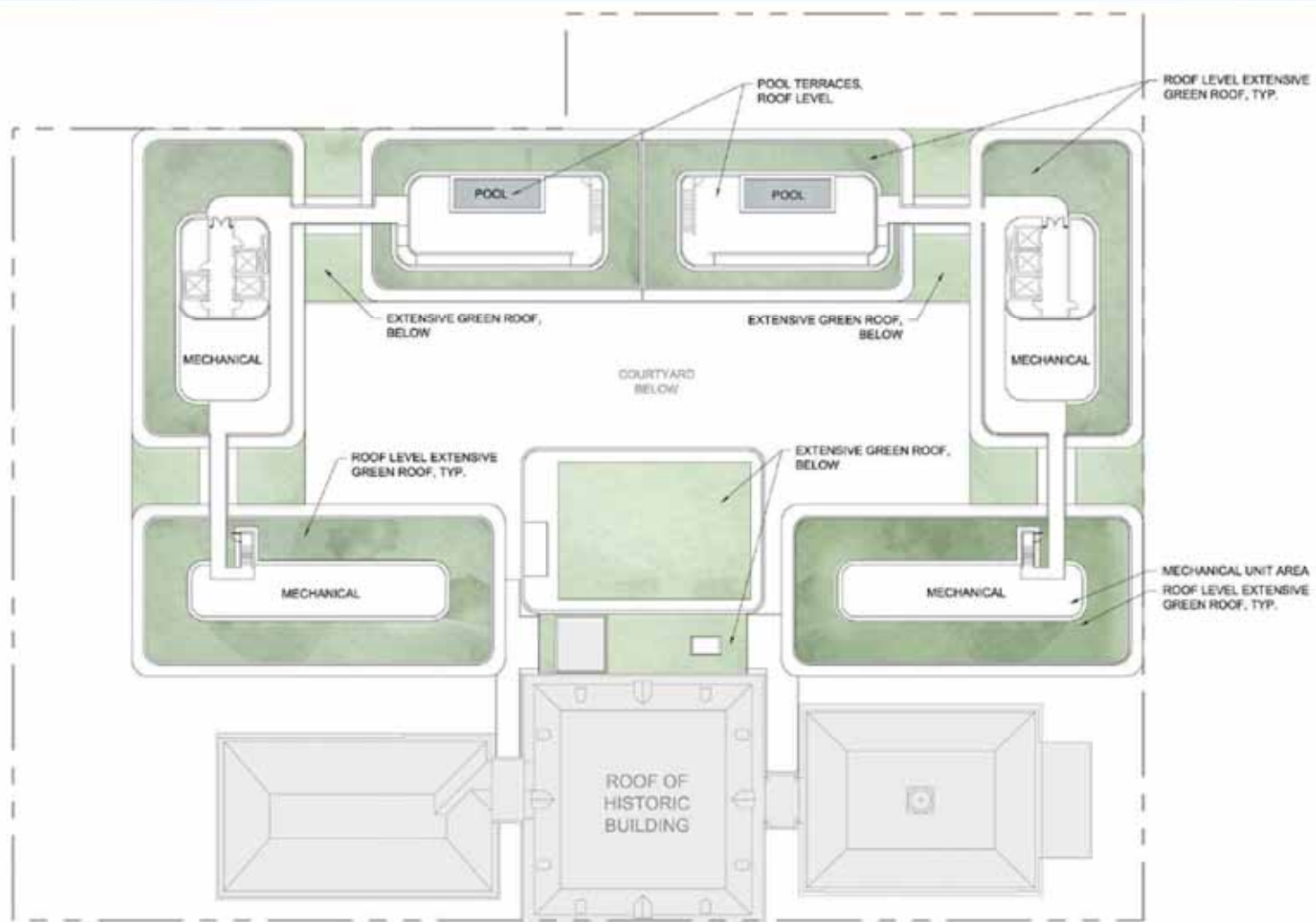


## Current Proposal – *Future Plans*





## Current Proposal – *Future Plans*



## Current Proposal - *Project Rendering*



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## Current Proposal - *Project Rendering*



## Current Proposal - *Project Elevations (south)*

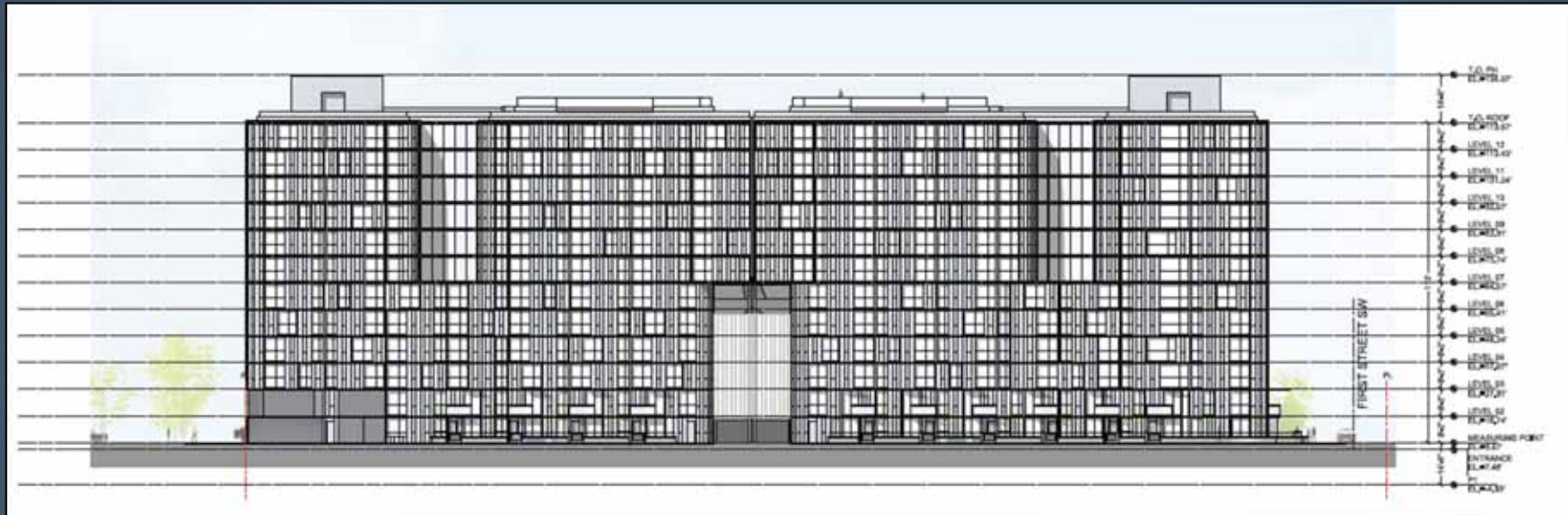




## Current Proposal - *Project Elevations (east)*



## Current Proposal - Project Elevations (*north*)



## Current Proposal - Project Elevations (*west*)





